



PLANNING & ZONING COMMISSION

Bethel Municipal Center
2020 OCT -21 4:18
School Street, Bethel
Connecticut 06801
TOWN CLERK (203) 794-8578
BETHEL, CT.

PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES

September 29th, 2020

7:00 p.m. – Web-Based Meeting

Hosted By ZOOM

Commissioners Present:

P. Rist, *Chair*

R. Legnard, J. Lennon, K. Parsons, K. Grant, P. Kessler, L. Curtis, R. Wallace, R. Tibbitts

Staff Present:

B. Cavagna, *Planning & Zoning Official*, D. McCollum, *Land Use Coordinator*, T. Ritchie, P.E.,
TOB Consulting Engineer, Attorney C. Andres, *Town of Bethel Land Use Counsel*

P. Rist called the meeting to order at 7:04 p.m.

Public Hearing (cont'd):

Shelley Woods, LLC/Tim Draper/47 Shelley Rd./ 9 Units, Connecticut State Statutes

8-30g/Affordable Housing.

Attorney N. Marcus and S. Trinkaus, P.E. appeared for the application.

Entered into the record:

- Memo from B. Cavagna, Planning Director, dated 9/3/20 with attachments
- Fire Marshal Report by T. Galliford dated 6/26/20 & 9/28/20
- Memo from M. Galante, Hardesty & Hanover, LLC 9/8/20
- Accident reports from Bethel Police Department dated 7/8/2020
- Memo from S. Trinkaus, Trinkaus Engineering dated 9/25/20
- Memo from T. Ritchie, P.E., Milone & McBroom, dated 9/28/20
- Revised architectural drawings by BBS Designs dated 9/22/20
- Memo from R. Boggan, ADEHS, Bethel Health Department dated 9/1/20
- Land Use Academy Clear (4 pgs)

Public correspondence entered into the record:

- Email from B. O'Marra, 43 Shelley Rd. dated 9/28/20
- Letter from Newtown Forest Association dated 9/16/20

Attorney N. Marcus was present for the Application. Also present was S. Trinkaus, P.E. Project Engineer.

Attorney Marcus reviewed and answered open questions remaining from the meeting on 7/28/20. Mr. Trinkaus *formal responses and revised plans* were delayed and not available for viewing on the Google drive. Consequently, previous plans dated 7/16/20 were reviewed with consideration of pending revised plans. Mr. Trinkaus responded to the Engineering Review by T. Ritchie, PE of Wright Pierce. At this time it was unclear as to discussion of the revised plans. Mr. Trinkaus has undertaken to respond to the Health Department request of 9/10/20 to complete a DPH DWS water supply screening form as required. In response to the Fire Marshall Memo dated 9/28/20, a discussion occurred between Mr. Trinkaus, Attorney Marcus and Town Consulting Engineer T. Ritchie, P.E. regarding the road grade, the safety issues concerning fire apparatus turning radius and the ability of garbage trucks to service the proposed homes.

Attorney Marcus indicated that he would check with area garbage companies regarding grade and dumpster roll off requirements.

Attorney Andres requested that the easement be shown on Revised Site Development Plans.

Those who spoke:

E. Draper	Aunt Patty's Lane
Erin O'Marra	43 Shelley Rd.
Brendan O'Marra	43 Shelley Rd

Representatives of the Applicant responded to questions from the Commission and those raised by the Public.

P. Rist continued the Public Hearing to October 20th, 2020.

Oak Woods, LLC/Tim Draper/9 Goodhill Rd/ 11Units, Connecticut State Statutes 8-30g/Affordable Housing.

Attorney N. Marcus and M. Mazzucco, P.E. appeared for the application.

Entered into the record:

- Memo from B. Cavagna, Planning Director, dated 9/28/20 with attachments

M. Mazzucco responded to questions raised by the public regarding blasting, landscaping and drainage at the meeting on 7/28/20. Mr. Mazzucco stated that the soil stockpile areas have been revised and recommended that the site be "trimmed down" in order to facilitate a Site Walk.

Attorney Marcus and Mr. Mazzucco responded to questions from the Commissioners regarding the application. Chairman Rist requested balloons to indicate site elevations and "mowing" to make the site accessible. M. Mazzucco stated that he will contact Staff when the site is 'mowed' and balloons are stationed.

Those who spoke:

M Kulla	17 Good Hill Rd.
K. Giron	12 Good Hill Rd.
R. Mould	10 Good Hill Rd.
R. Cornish	21 Good Hill.

Richard Gerety

13 Good Hill Rd.

M. Mazzucco responded to questions from the public.

M. Mazzucco took questions from the Commission.

Additional Comments from Public:

R. Cornish	21 Good Hill Rd
K. Giron	12 Good Hill Rd
R. Mould	10 Good Hill Rd
M. Kulla	17 Good Hill Rd
Richard Gerety	13 Good Hill Road
Robin Gerety	13 Good Hill Rd.

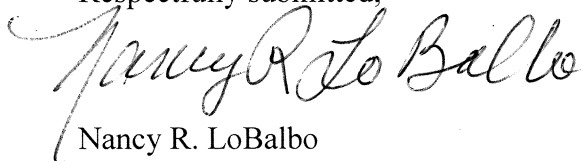
Attorney Marcus responded to questions from the public.

P. Rist continued the public hearing to 10/20/20

Motion to adjourn at 10:00 p.m. by P. Kessler, seconded by R. Legnard

Motion passed unanimously.

Respectfully submitted,



Nancy R. LoBalbo
Recording Secretary